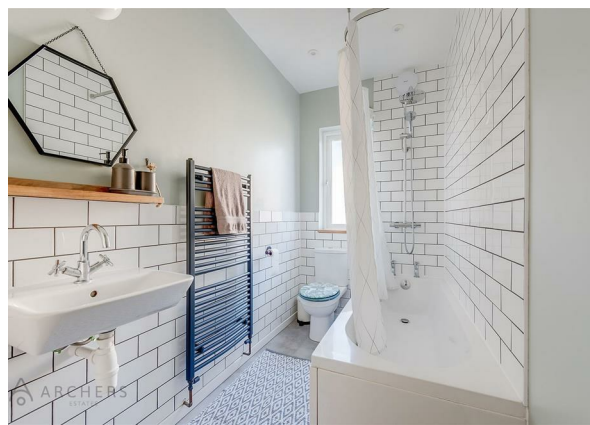


82 Norris Road, Hillsborough, Sheffield, S6 4QS
£240,000



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£240,000

Council Tax Band: A

A smart, modern styled three/four bedroom mid terraced home which is located on this popular road in Hillsborough! Perfect for first time buyers or landlords, the property enjoys contemporary styling throughout and has recently been decorated and improved including a newly fitted log burner in the lounge, and a full rewire in 2023! Situated within close proximity to a wealth of shops, cafes and amenities in Hillsborough, there are also regular bus routes and the Supertram link giving easy access to the Universities, Hospitals and the City centre. The property is also located within the catchment area of Malin Bridge primary school. With double glazing and gas central heating throughout, the property in brief comprises; Lounge, inner hallway, dining kitchen with cellar access and an offshot utility room. To the first floor there is a landing area, two spacious bedrooms and a modern bathroom. To the second floor there is a double sized bedroom and an occasional room, which could be used as a dressing room, office or temporary bedroom! Outside, there is a small garden area to the front and a shared passage gives access to the rear patio garden. A viewing is highly recommended, contact Archers Estates to book your viewing today! Council tax band A, leasehold tenure - 800 years from 1899. £1.63 ground rent per annum.

Lounge

Access to the property is gained through a front facing solid wood entrance door which leads into the bright and spacious lounge. Having a front facing upvc double glazed window, two radiators, laminate flooring and a feature chimney breast with log burner, which has recently been installed. A door leads to the inner hallway.

Inner Hallway

Having a staircase rising to the first floor accommodation and doors connecting the lounge and dining kitchen.

Dining Kitchen

A modern and stylish dining kitchen which has tasteful fitted wall and base units with a solid oak worksurface incorporating a ceramic sink and drainer unit and tiled splashbacks to the walls with a fitted matte black extractor fan. There is space for a cooker and fridge freezer and there is an integrated dishwasher. With space for a dining table and chairs, a radiator, laminate flooring and a rear facing upvc double glazed window. Doors lead to the cellar head and utility room.

Cellar Head

Steps descend to the cellar, where the meters are housed and there is ample space for storage.

Offshot Utility Room

A great addition to the property, this useful and versatile room has fitted storage units and a solid oak worksurface. With space for a washing machine, a radiator, vinyl flooring, a rear facing upvc double glazed window and a side facing pvc entrance door leading to the outside.

First Floor Landing

A staircase ascends from the inner hallway and leads to the first floor landing, where a further staircase rises to the second floor and doors lead to all rooms on this level.

Master Bedroom

A good sized master bedroom which has a front facing upvc double glazed window, radiator, laminate flooring and a useful under stairs storage cupboard.

Bedroom Two

The second bedroom is a single sized room which could be used as a large office if required, having a rear facing upvc double glazed window and a radiator.

Bathroom

A tastefully designed bathroom which has a suite comprising of a panellled bath with shower over, low flush wc and a half pedestal wash basin. With partially tiled walls, vinyl flooring, a matte towel radiator and a rear facing upvc double glazed window.

Attic Bedroom Three

A staircase ascends from the first floor landing area and leads to the third bedroom, which is a double sized room having a front facing velux window, radiator and storage space to the eaves. A door leads to the occasional room.

Occasional Room

A hugely versatile room which could be used as a dressing room, office or occasional bedroom/ Having a rear facing velux window, radiator and storage space to the eaves.

Outside

To the front of the property there is a small garden area with shrubs and immediate access to the entrance door. A shared passageway gives access to the rear courtyard garden, which has a patio area, useful outbuilding ideal for storage and is made private with walls/fencing surrounding.



Outbuilding

Approx. 1.6 sq. metres (16.8 sq. feet)



Ground Floor

Approx. 36.4 sq. metres (391.4 sq. feet)



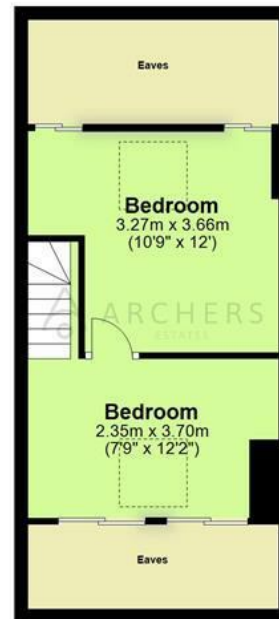
First Floor

Approx. 32.0 sq. metres (344.1 sq. feet)



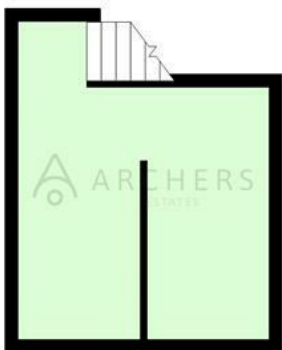
Second Floor

Approx. 32.1 sq. metres (346.0 sq. feet)



Cellar

Approx. 14.7 sq. metres (158.7 sq. feet)



Total area: approx. 116.8 sq. metres (1256.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

82 Norris Road, SHEFFIELD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	